

Prepared by and return to:

Grantors Address:

Grantees Address: X

Kenneth Williams
865 Neshoba
Southaven, Ms 38671
901-412-3031

Elsie Champion Ritter
865 Neshoba
Southaven, Ms 38671
901-487-2522
662-233-8380

Salomon Velazquez
865 Neshoba
Southaven, Ms 38671
901-277-1967
662-301-1011

Warranty Deed

**Elsie Champion Ritter
Grantor**

To

**Salomon Velazquez
Grantee**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Elsie Champion Ritter, do hereby sell, convey unto Salomon Velazquez the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 236, Section C, Desoto Woods Subdivision, as appears on the plat recorded in the Chancery Clerk's Office in Plat Book 7, Page 15, in Section 1, Township 2, Range 8.

Possession is given with this deed.

Received \$30,000 from Salomon Velazquez on September 21, 2010 for purchase of Land and home at 865 Neshoba. Located in Desoto Woods Trailer Park in Southaven Ms.

This amount was paid in cash to Kenneth and Deborah Williams to complete sale of property purchased from Thomas Ritter and Elsie Champion Ritter.

PAID
IN
CASH
09-21-10

Kenneth Williams *Kenneth Williams*
September 21, 2010

KEN AND DEBBY WILLIAMS
AGREE TO SURRENDER AND
VACATE PROPERTY ON OR BY

OCT 25, 2010

Kenn Williams

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PURCHASER:

Salomon Velazquez 9-20-10 ✓ Salomon Velazquez
purchaser's printed name Date purchaser's signature

SELLERS:

Thomas Ritter 9-20-10 [Signature]
seller's printed name Date seller's signature

Elsie Champion Ritter 9-20-10 Elsie Champion Ritter
seller's printed name Date seller's signature

State of Mississippi
County of DESOTO

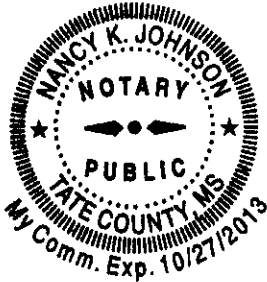
Before me, the undersigned authority, on this day appeared Thomas Ritter and Elsie Champion Ritter [sellers], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the instrument for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on 09-20-10 [date].

[Signature]
Notary's Signature

NOTARY PUBLIC

My commission expires:



initial SV S.V.
initial TR TR
initial ER E.R.

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REAL ESTATE PURCHASE CONTRACT (RESIDENTIAL)STATE OF Mississippi
COUNTY OF Desoto

1. PARTIES: THOMAS RITTER AND ELSIE CHAMPION RITTER (Seller) agrees to sell and convey to SALOMON VELAZQUEZ (Purchaser), and Purchaser agrees to buy from Seller the Property described below.

2. PROPERTY: (a) *Land:* Address: 865 NESHIBA SOUTHAVEN, MS 38671 LOCATED IN DESOTO WOODS TRAILER PARK or more specifically described as: 1982 JETLINER/GUERDON MOBILE HOME ON LOT MEASURING 80 X 150 (80 FT ACROSS X 150 FT DEEP). The house and all other fixtures and improvements attached to the above-described real property, including without limitation, the following permanently installed and built-in items, if any: all equipment and appliances, valances, screens, wall-to-wall carpeting, mirrors, ceiling fans, mail boxes, heating and air-conditioning units, fire detection equipment, wiring, plumbing and lighting fixtures, kitchen equipment, and all other property owned by Seller and attached to the above described real property. *Accessories:* The following described related accessories, if any: window air conditioning units, stove, refrigerator, washer, dryer, curtains and rods, blinds, door keys, The land, improvements and accessories are collectively referred to as the "Property".

ACCEPTANCE OF PROPERTY CONDITION: Purchaser accepts the Property in its present condition.

THE DESCRIBED PROPERTY IS SOLD "AS-IS" WITHOUT ANY WARRANTIES, EXPRESS OR IMPLIED, AS TO THE CONDITION OF SUCH PROPERTY. BY ACCEPTING THIS REAL ESTATE PURCHASE CONTRACT (RESIDENTIAL), BUYER(S) REPRESENT THAT BUYER(S) HAVE PERSONALLY INSPECTED THE DESCRIBED PROPERTY AND ACCEPTS THE PROPERTY "AS-IS".

3. PURCHASE PRICE: The Total Price shall be \$30,000.00 payable as follows:

The FULL amount is to be paid in cash.

Deed and Title to said property to be turned over to Buyer, Salomon Velazquez, upon receipt of payment in full. Deed to said property will be free and clear of all Liens.

The Buyer and new owner of said property, Salomon Velazquez, agrees to allow present tenants Kenneth and Deborah Williams to remain living on property for approx 4 to 6 weeks while their home is being built. Kenneth and Deborah Williams agree to surrender and vacate property to Salomon Velazquez on or by ~~Nov~~ 1, 2010. OCT 25, 2010

Kw

WITNESS my signature(s), this the 20th day of September, 2010.


Elsie Champion Ritter

**STATE OF MISSISSIPPI:
COUNTY OF DESOTO:**

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named Elsie Champion Ritter, who acknowledged that she signed and delivered the above and foregoing Deed on the day and year therein mentioned, as her free act and deed, and for the purposed therein, expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of September, 2010.


Notary Public

My commission expires:

